044.A	0001	0179.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	435,900	/	435,900
USE VALUE:	435,900	/	435,900
ASSESSED:	435,900	/	435,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	MARTIN MATTHEW H
Owner 2:	JOHNSTON LAURA F
Owner 3:	
Street 1:	179 FRANKLIN ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTIN MATTHEW H -
Owner 2:	JOHNSTON LAURA F -
Street 1:	179 FRANKLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Asbestos Exterior and 1124 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	432,800	3,100		435,900
Total Card	0.000	432,800	3,100		435,900
Total Parcel	0.000	432,800	3,100		435,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.81 /Parcel: 387.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 312567
GIS Ref:
GIS Ref:
Insp Date: 07/12/18

!15829!

PREVIOUS ASSESSMENT

Parcel ID: 044.A-0001-0179.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	432,800	3100	.		435,900		Year end	12/23/2021
2021	102	FV	420,600	3100	.		423,700		Year End Roll	12/10/2020
2020	102	FV	414,400	3100	.		417,500	417,500	Year End Roll	12/18/2019
2019	102	FV	444,000	3100	.		447,100	447,100	Year End Roll	1/3/2019
2018	102	FV	393,000	3100	.		396,100	396,100	Year End Roll	12/20/2017
2017	102	FV	358,500	3100	.		361,600	361,600	Year End Roll	1/3/2017
2016	102	FV	356,400	3100	.		359,500	359,500	Year End	1/4/2016
2015	102	FV	329,300	3100	.		332,400	332,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:26:43

LAST REV

Date	Time
07/12/18	08:45:22
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15829

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN MATTHEW	55255-549		8/27/2010		1	No	No		

USER DEFINED

Prior Id # 1:	31085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2013	1716	Manual	5,612	C				
4/19/2011	290	Manual	6,600					INSULATION
7/23/2010	873	Porch	7,000					REBUILD/EXPAND FRO
7/20/2010	850	Demoliti	300					FRONT PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
8/20/2013	Info Fm Plan	BR	B Rossignol
1/30/2013	Info Fm Prmt	EMK	Ellen K
2/17/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8209																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.93100190
Adj $ / SQ:	383.340
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.17999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588082
Depreciation:	155254
Depreciated Total:	432828

COMMENTS

GLA=1124 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	452.34
Special Features:	0	Val/Su Net:	385.05
Final Total:	432800	Val/Su SzAd	385.05

SKETCH

UnSketched SubAreas:
GLA: 1124,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,124	383.340	430,874

Net Sketched Area:	1,124		Total:	430,874	
Size Ad	1124	Gross Area	1124	FinArea	1124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.A-0001-0179.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1924	28.89	T	40	102			3,100			3,100

More: N	Total Yard Items:	3,100	Total Special Featues:		Total: 3,100

IMAGE

AssessPro Patriot Properties, Inc